121.A	0003	0032.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	589,200 / 589,200
					USE VALUE:	589,200 / 589,200
					ASSESSED:	589,200 / 589,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #: 32

Owner 1:	KAHN-SCHAYE JULIE S
Owner 2:	SCHAYE DAVID R
Owner 3:	
Street 1:	30 HOPKINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHARFF DONNA -
Owner 2:	-
Street 1:	26 CHELSEA PL
Twn/City:	WILLISTON
St/Prov:	VT Cntry:
Postal:	05495

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Stucco Exterior and 1653 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	586,700	2,500		589,200
Total Card	0.000	586,700	2,500		589,200
Total Parcel	0.000	586,700	2,500		589,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.44 | /Parcel: 356.4

Legal Description

User Acct

310657

GIS Ref

GIS Ref

Insp Date

07/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 121.A-0003-0032.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	577,800	2500	.		580,300	580,300	Year End Roll	12/18/2019
2019	102	FV	540,300	2500	.		542,800	542,800	Year End Roll	1/3/2019
2018	102	FV	477,900	2500	.		480,400	480,400	Year End Roll	12/20/2017
2017	102	FV	435,700	2500	.		438,200	438,200	Year End Roll	1/3/2017
2016	102	FV	435,700	2500	.		438,200	438,200	Year End	1/4/2016
2015	102	FV	402,600	2500	.		405,100	405,100	Year End Roll	12/11/2014
2014	102	FV	384,200	2500	.		386,700	386,700	Year End Roll	12/16/2013
2013	102	FV	384,200	2500	.		386,700	386,700		12/13/2012

!15663!

PRINT

Date	Time
12/11/20	05:21:12

LAST REV

Date	Time
08/25/20	08:49:37
jorourke	
15663	

USER DEFINED

Prior Id # 1:	78150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHARFF DONNA,	75009-247	1	6/30/2020		640,000	No	No		
VAZIRI MARIAM,	59289-412		6/13/2012		407,000	No	No		
FRACKELTON JOHN	52994-512		6/15/2009		385,000	No	No		
FRACKELTON JOHN	52032-174		12/31/2008	Family		No	No		MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
7/26/2018	Measured	DGM	D Mann
7/9/2018	Mail Update	MM	Mary M
9/13/2012	MLS	EMK	Ellen K
9/15/2009	MLS	MM	Mary M
1/20/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8031													G10			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.28520870
Const Adj.:	0.98990101
Adj $ / SQ:	375.308
Other Features:	72831
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	797196
Depreciation:	210460
Depreciated Total:	586736

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 1653,

Sum Area By Label :

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	431.60
Special Features:	0	Val/Su Net:	354.93
Final Total:	586700	Val/Su SzAd	354.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,653	375.310	620,384

Net Sketched Area:	1,653		Total:	620,384	
Size Ad	1653	Gross Are	1653	FinArea	1653

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.A-0003-0032.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X11	A	AV	1920	37.73	T	40	102			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:	Total: 2,500

IMAGE

AssessPro Patriot Properties, Inc